133.0	0006	0012.B	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 947,500 / 947,500
					USE VALUE: 947,500 / 947,500
					ASSESSED: 947,500 / 947,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		TEMPLE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SMOGOR NARISSA & EVAN A
Owner 2:	
Owner 3:	
Street 1:	30 TEMPLE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SATRAN NEAL B -
Owner 2:	REHFELD ELIZABETH -
Street 1:	30 TEMPLE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,350 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1935, having primarily Wood Shingle Exterior and 2292 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6350.000	398,000		549,500	947,500
Total Card	0.146	398,000		549,500	947,500
Total Parcel	0.146	398,000		549,500	947,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 413.36 | /Parcel: 413.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	85730
GIS Ref	
GIS Ref	
Insp Date	11/14/08

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 133.0-0006-0012.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	398,000	0	6,350.	549,500	947,500	947,500	Year End Roll	12/18/2019
2019	101	FV	299,800	0	6,350.	580,000	879,800	879,800	Year End Roll	1/3/2019
2018	101	FV	299,800	0	6,350.	427,400	727,200	727,200	Year End Roll	12/20/2017
2017	101	FV	299,800	0	6,350.	409,000	708,800	708,800	Year End Roll	1/3/2017
2016	101	FV	299,800	0	6,350.	378,500	678,300	678,300	Year End	1/4/2016
2015	101	FV	287,800	0	6,350.	317,500	605,300	605,300	Year End Roll	12/11/2014
2014	101	FV	287,800	0	6,350.	310,100	597,900	597,900	Year End Roll	12/16/2013
2013	101	FV	287,800	0	6,350.	295,500	583,300	583,300		12/13/2012

!10392!

PRINT

Date	Time
12/11/20	00:42:08

LAST REV

Date	Time
07/16/20	11:01:58
mmcmakin	
10392	

USER DEFINED

Prior Id # 1:	85730
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SATRAN NEAL B,	1558-88	1	6/5/2020		975,000	No	No		
LUTUS RICHARD	1222-28		6/14/2000		475,000	No	No		
LUTUS RICHARD A	1143-52		7/12/1995		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/28/2016	99	Solar Pa	5,050		1/28/2016			solar panel instal
4/14/2015	329	Manual	5,750		4/14/2015			Remove and replace

ACTIVITY INFORMATION

Date	Result	By	Name
7/16/2020	SQ Mailed	MM	Mary M
5/27/2015	Permit Insp	PC	PHIL C
11/14/2008	Meas/Inspect	163	PATRIOT
8/9/2000	MLS	MM	Mary M
11/4/1999	Meas/Inspect	264	PATRIOT
8/11/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6350		Sq. Ft.	Site		0	90.	0.96	10									549,452						549,500	

Total AC/HA: 0.14578 | Total SF/SM: 6350 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 549,452 | Spl Credit | Total: 549,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.17499995
Const Adj.:	0.98990101
Adj $ / SQ:	157.023
Other Features:	93804
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	576797
Depreciation:	178807
Depreciated Total:	397990

COMMENTS

SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1				HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

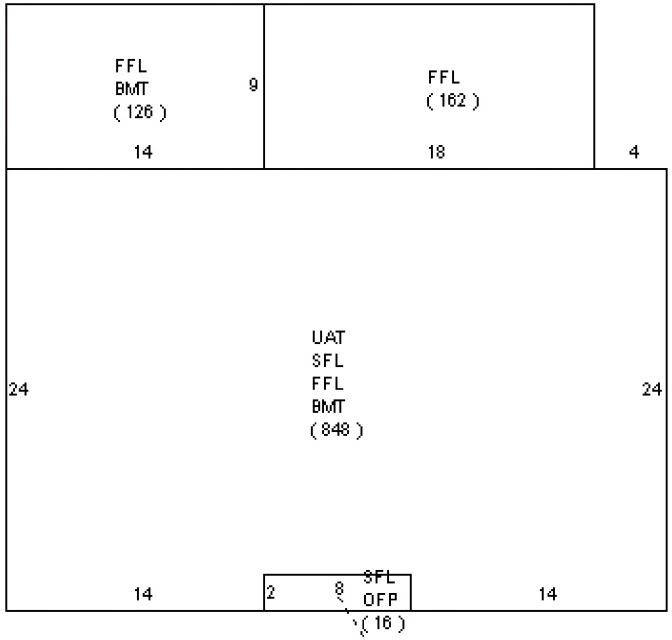
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	190.00
Special Features:	0	Val/Su Net:	124.30
Final Total:	398000	Val/Su SzAd	199.00

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,136	157.020	178,378
BMT	Basement	974	56.290	54,829
SFL	Second Floor	864	157.020	135,668
UAT	Upper Attic	212	62.810	13,316
OFP	Open Porch	16	43.560	697

Net Sketched Area:	3,202			Total:	382,888
Size Ad	2000	Gross Are	3838	FinArea	2292

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

133.0-0006-0012.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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